

**CALIFORNIA COASTAL COMMISSION**

PUBLIC ACCESS PROGRAM  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4875  
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PREScriptive RIGHTS STUDY  
PUBLIC USE QUESTIONNAIRE AND DECLARATION

CLOYDEN ROAD TRAIL(S), 1745 PASEO DEL MAR IN THE  
CITY OF PALOS VERDES ESTATES, LOS ANGELES COUNTY

Dear Coastal Visitor or Resident:

The State of California is investigating public use of the vacant properties located at 1745 Paseo Del Mar in the City of Palos Verdes Estates (Assessor's ID Numbers 7541-004-015 and 7541-004-016). Paseo Del Mar is the closest public road to the sea in this area. Trail(s) from Paseo Del Mar cross the level bluff top area of the parcels under investigation and then drop down the bluff face on a diagonal, southward to the beach 120 feet below. This access route to the beach is known as the Cloyden Road Trail.

In January Palos Verdes Estates granted a permit to a Ms. Walker & a Mr. Dupler for a single-family home on the site. The decision was appealed (A-5-PVE-03-087) to the Coastal Commission on the grounds that the development would block public access to the sea and was inconsistent with Coastal Act access policies. In May the Commission found that the appeal raised a substantial issue and as a result, a de novo hearing on the proposed development will be scheduled before the Commission.

This State investigation is for the purpose of determining whether any public rights exist on the subject parcels by reason of past public use. A Public Use Questionnaire is enclosed. If you have used this area, we would greatly appreciate it if you would take a few moments to fill out and return the enclosed Questionnaire and Declaration. Attached to the questionnaire are graphics showing the location of the study site and an Aerial Photomap of Site, Exhibit 2, on which we request that you locate your areas of use. Specific trails may not be clearly evident on Exhibit 2, nonetheless, to the best of your ability indicate locations where you crossed or used the parcel. A Fact Sheet briefly describing the framework and purpose of a Prescriptive Rights Study is also enclosed.

See <http://www.coastal.ca.gov/access/prc-access.html> for an electronic version of this questionnaire including the graphics of the site. If you do download this electronically, *please sign and mail the original* to the undersigned at the above address. Call or email if you would like hard copies.

The Questionnaire, with its accompanying graphics, may appear at first glance to be somewhat complicated. However, furnishing the requested information is critical to the determination of whether there has been sufficient use of the site to establish public rights of use.

Because this development proposal will be scheduled on the Commission's agenda in the near future, please make every effort to return the questionnaire by September 1. We want to assure that your input can be analyzed and presented by the staff in their recommendation to the Commission. Nevertheless, if you cannot meet that date, do not hesitate to submit your completed questionnaire.

Please direct any questions or additional comments to Linda Locklin at 831-427-4865 or email [llocklin@coastal.ca.gov](mailto:llocklin@coastal.ca.gov). Thank you for taking the time to participate in this study.

Very truly yours,

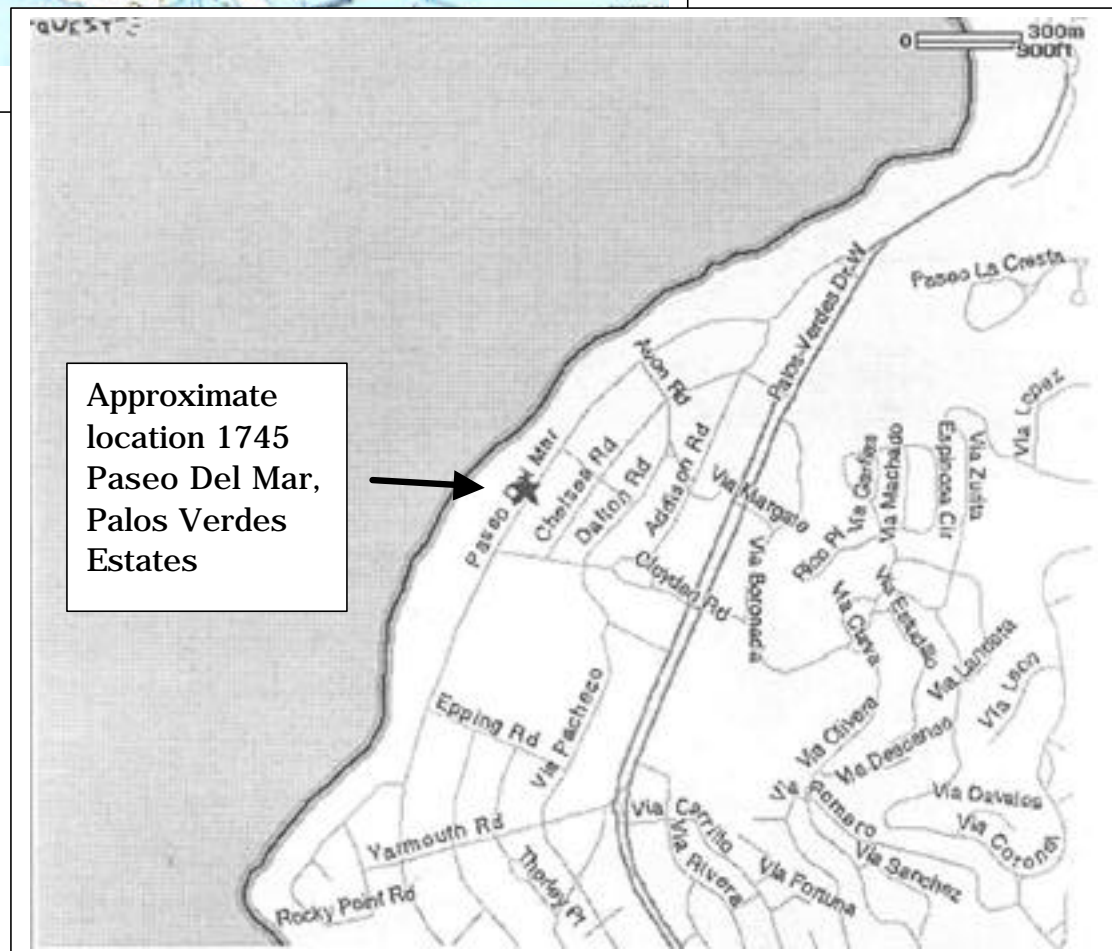
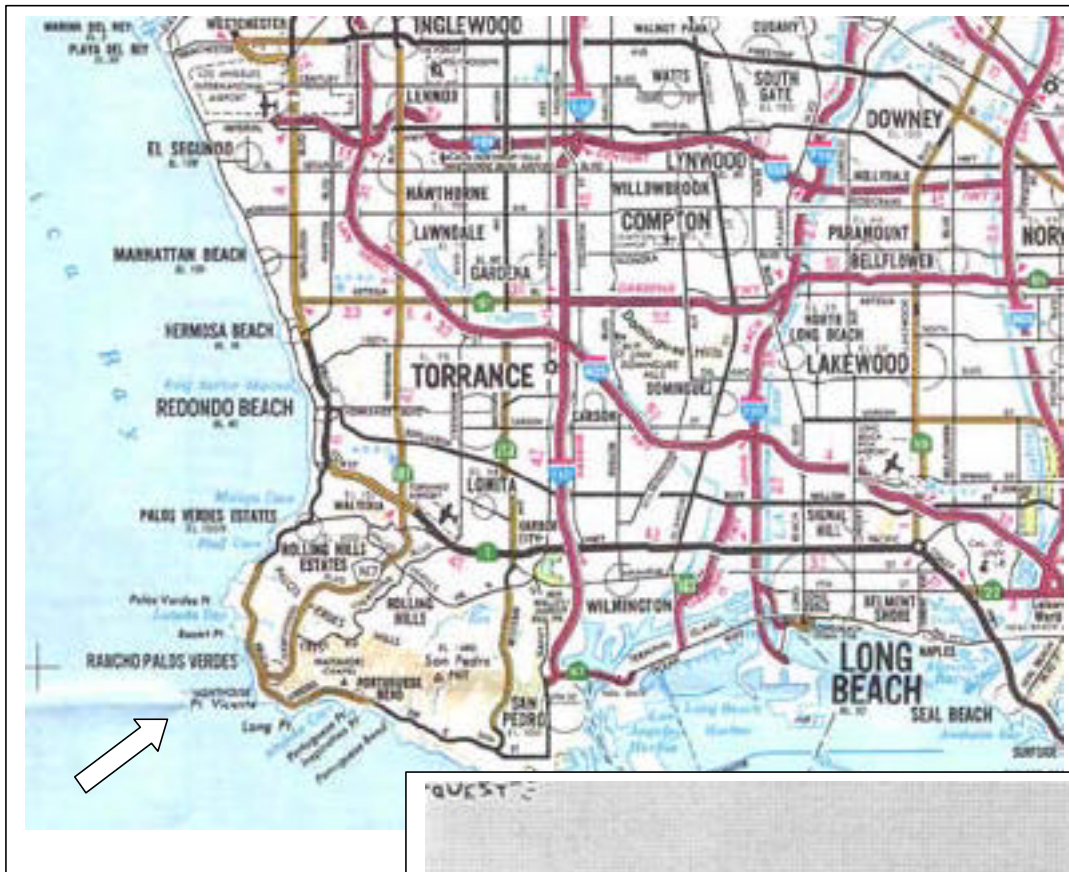
Linda Locklin  
Manager  
Coastal Access Analyst

Enclosures  
7/03

# California Coastal Commission Prescriptive Rights Study Public Use Questionnaire

## CLOYDEN ROAD TRAIL(S) ACROSS 1745 PASEO DEL MAR IN THE CITY OF PALOS VERDES ESTATES, LOS ANGELES COUNTY

### LOCATION MAPS EXHIBIT 1





California Coastal Commission Prescriptive Rights Study Public use Questionnaire  
CLOYDEN ROAD TRAIL(S), 1745 PASEO DEL MAR IN THE  
CITY OF PALOS VERDES ESTATES, LOS ANGELES COUNTY

AERIAL PHOTOMAP OF NEIGHBORHOOD AND STUDY SITE EXHIBIT 1A



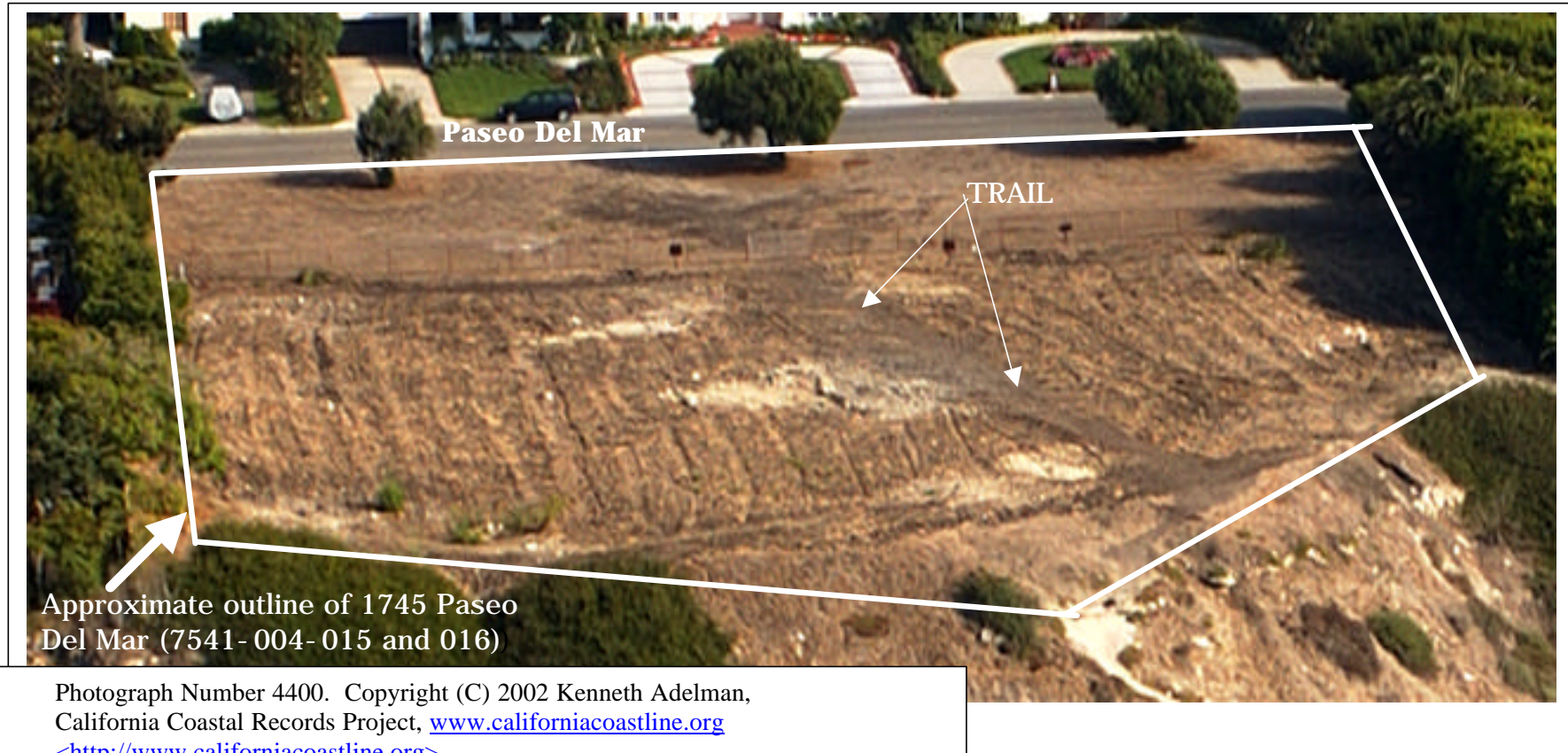
Photograph Number 4400. Copyright (C) 2002 Kenneth Adelman, California Coastal Records Project, [www.californiacoastline.org](http://www.californiacoastline.org)  
<<http://www.californiacoastline.org>>.



California Coastal Commission Prescriptive Rights Study Public Use Questionnaire

CLOYDEN ROAD TRAIL(S), 1745 PASEO DEL MAR, CITY OF PALOS VERDES ESTATES, LOS ANGELES COUNTY  
AERIAL PHOTOMAP OF SITE EXHIBIT 2

**PLEASE MARK YOUR AREAS OF USE ON THIS PHOTOMAP.**



Photograph Number 4400. Copyright (C) 2002 Kenneth Adelman,  
California Coastal Records Project, [www.californiacoastline.org](http://www.californiacoastline.org)  
<<http://www.californiacoastline.org>>.

Have you personally and openly used this site (outlined in white) or crossed it to reach the bluff face trail to the beach? One trail can be seen in the center of the parcel perpendicular to the bluff edge. The site surface has been altered and you may have used other routes. Do your best to locate your areas of use. Mark the trail identified on the photo if you used it. Draw in other access trail location(s) that you used. Please mark all of your areas of use within the white box and, if available, use color pencils or marking pens to facilitate legibility. Show or describe where you parked. Indicate the types and dates of uses (months, years) to the best of your recollection. **Please sign and date this declaration below.**

Signature\_\_\_\_\_ Date\_\_\_\_\_

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PRESCRIPTIVE RIGHTS STUDY  
PUBLIC USE QUESTIONNAIRE AND DECLARATION

CLOYDEN ROAD TRAIL(S), 1745 PASEO DEL MAR  
CITY OF PALOS VERDES ESTATES, LOS ANGELES COUNTY

The State of California is investigating public uses made of properties located at 1745 Paseo Del Mar in the City of Palos Verdes Estates in Los Angeles County (Assessor's ID Numbers 7541-004-015 and 7541-004-016). Paseo Del Mar is the closest public road paralleling the sea in this area. The trail(s) from Paseo Del Mar crosses the level bluff top area and then drops down the bluff face on a diagonal southward to the beach 120 feet below. The State investigation is for the purpose of determining whether any public rights exist on the bluff top parcel by reason of past public use. Your answers to this Questionnaire and Declaration will be appreciated. For an electronic version of this questionnaire, go to <http://www.coastal.ca.gov/access/prc-access.html>.

Name (Print) \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone(Home): \_\_\_\_\_

Mailing Address if Different: \_\_\_\_\_

Telephone (Work) \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupation: \_\_\_\_\_ Age: \_\_\_\_\_

1. Have you personally used the lot shown on the attached photograph, Exhibit 2, for any recreational use and/or as access to the bluff face trail to the beach? \_\_\_\_\_ If so, from what date? \_\_\_\_\_ Did you use this area openly? \_\_\_\_\_ To your knowledge was the landowner aware of such uses of the property? \_\_\_\_\_
2. Please mark the specific areas of your use on the attached Exhibit 2 and date and sign the same. In marking Exhibit 2, please try to pinpoint the locations of use including your access routes across the lot to the bluff face trail to the beach. Please use shading when appropriate to indicate the entire area of your use. (Colored marking pens are most legible.) If known, indicate the approximate dates and times of use and the types of use for each marked area.

3. Please describe the uses you made of this area (for example: viewing, fishing, picnicking, skin diving, access to water or beach, etc)

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4. Approximately how many times have you used this area or trail?\_\_\_\_\_ If you have used this area on a regular basis, approximately how many times per week\_\_\_\_\_ month\_\_\_\_\_year\_\_\_\_\_(as applicable)?

5. Did you ever ask for and receive permission to use the area?

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6. Did anyone ever interfere in any way with your use?\_\_\_\_\_

7. Have you observed others using this area?\_\_\_\_\_ If so, for what purposes?\_\_\_\_\_ How often have you seen other members of the public using this area? Whenever I was there:\_\_\_\_\_ Frequently\_\_\_\_\_ Occasionally:\_\_\_\_\_ Rarely:\_\_\_\_\_ Never:\_\_\_\_\_ On these occasions, usually there were approximately: \_\_\_\_\_ (indicate number or range.)

8. Do you know the names of other people who have used this area? If so, please list them with their addresses and telephone numbers if known:

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9. Do you possess or know of the existence and/or whereabouts of items such as photographs, logs, diaries, notebooks, letters, etc. relating to your use of the area or the uses of other people? If so, please described the

items and list the name of the parties or locations where such items can be found.

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10. Did you make use of this area as you would public property? If so, please explain. \_\_\_\_\_

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11. Have you ever observed any no trespassing or equivalent signs, or signs giving permission to utilize the property? If so, when and where? \_\_\_\_\_

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12. Have you ever lived or worked in this vicinity? \_\_\_\_\_ If so, when and where? \_\_\_\_\_

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I declare under penalty of perjury that any answers to the foregoing Questionnaire and Declaration are true and correct to the best of my recollection.

Dated at: \_\_\_\_\_ on \_\_\_\_\_  
City and State Date

Signature: \_\_\_\_\_

***The information contained in this questionnaire is subject to public disclosure and will not be kept confidential unless requested by the signatory in writing.***